

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

December 18, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **December 18, 2024**, beginning at 1:00 PM, in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, IN, on the following petitions:

PART I

APPROVAL PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2024-APP-022 | 9501 36th Place

Warren Township, Council District #15

PK-1 (FF)

City of Indianapolis, Department of Parks, and Recreation by Henry Woodburn

Park District-One Approval to provide for Indy Parks Improvements for Bellamy Park.

PART II

REZONING PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2024-ZON-090 (Amended) | 9061 Crawfordsville Road

Wayne Township, Council District #11

Mark and Kim Crouch

Rezoning of one acre from the C-3 district to the D-5II district to provide for residential use.

2024-ZON-099 | 8450 Payne Road and 4025 West 86th Street

Pike Township, Council District #1

Rocky Mountain Energy Holdings, LLC, by Joseph D. Calderon

Rezoning of 33.43 acres from the C-S (FF)(FW), I-2 (FF)(FW), and C-1 (FF)(FW) districts to the C-1 (FF)(FW) district to provide for a battery storage facility.

2024-ZON-119 | 134 and 142 West 30th Street and 3006 Kenwood Avenue

Center Township, Council District #8

M S One Investments LLC, by Mark and Kim Crouch

Rezoning of 0.22-acre from the C-4 district to the D-8 district to provide for four single-family detached dwellings.

2024-ZON-120 | 818 East Beecher Street

Center Township, Council District #18

Victory Investment Properties, LLC, by Andrew Heimer

Rezoning of 0.08-acre from the I-4 (FF) district to the D-5II (FF) district to provide for a two-family dwelling.

2024-ZON-122 | 2110 English Avenue

Center Township, Council District #18
John and Anthony Phoenix, by Mark and Kim Crouch

Rezoning of 0.11-acre from I-3 district to the D-8 district to provide for duplex residential development.

2024-ZON-130 | 2717 and 2825 North Ritter Avenue

Warren Township, Council District #9
Jumpstart Childcare Ministry Inc., by Ed Williams

Rezoning of 3.84 acres from the SU-2 and D-A districts to the C-1 district to provide for the continued use as a childcare facility.

PART III

REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2024-ZON-106 | 511 and 600 South Tibbs Avenue

Wayne Township, Council District #17
Insight Engineering Inc., by Donald W. Fisher

Rezoning of 2.33 acres from the I-2 (FF) district to the C-7 (FF) district to provide for Heavy Truck Services and Parking.

PART IV

COMPANION PETITIONS TRANSFERRED TO THE MDC FOR INITIAL HEARING:

2024-ZON-096 / 2024-VAR-013 (Amended) | 6158 West 10th Street

Wayne Township, Council District #16
Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot-tall fence (maximum 3.5 feet height required) and outdoor storage and operations (not permitted)

****Staff request for continuance for cause to January 2, 2025, with Notice**

PART V

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-098 | 6200 and 6545 West Southport Road

Decatur Township, Council District #21

Arbor Homes, by Domonic Dreyer

Rezoning of 104.8 acres from the D-A district to the D-P district to provide for a detached single-family residential development of a maximum of 323 dwelling units, with amenities and accessory, temporary and special exception uses permitted in the D-4 district, except for two-family dwellings and group homes, which would be prohibited.

****Staff request for continuance for cause to January 15, 2025, with Notice**

For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis.in.municodemeetings.com/DMDmeetings>. The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written comments to a proposal are encouraged to be filed via email to planneroncall@indy.gov before the hearing, and such comments will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.